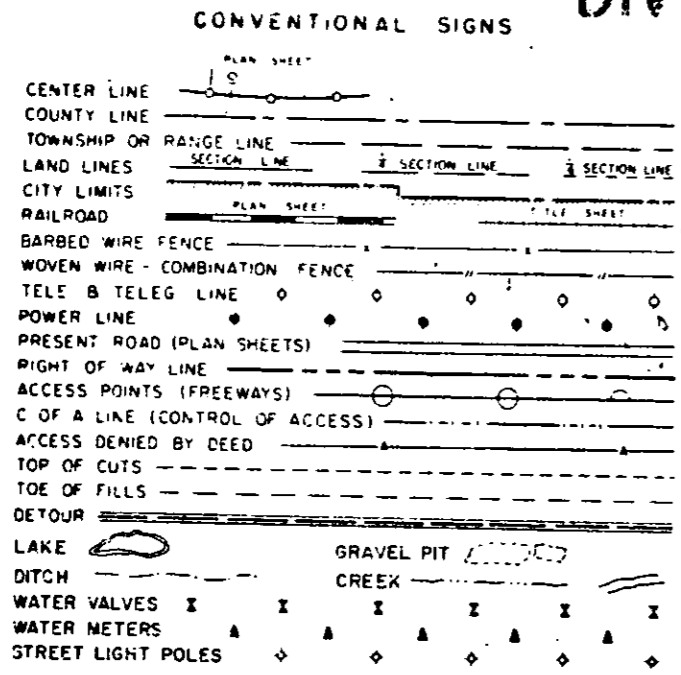


# STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DISTRICT NO.	D. 5 04	PROJECT NO.	SHEET
		Q1 76-1(36)	
RIGHT OF WAY		176 EXTENSION Advance Right of Way	

TITLE SHEET



## RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. Q1 76-1(36) FORMERLY Q1 80S-1(36) STATE HIGHWAY NO. 76 ADAMS AND JEFFERSON COUNTIES RIGHT OF WAY

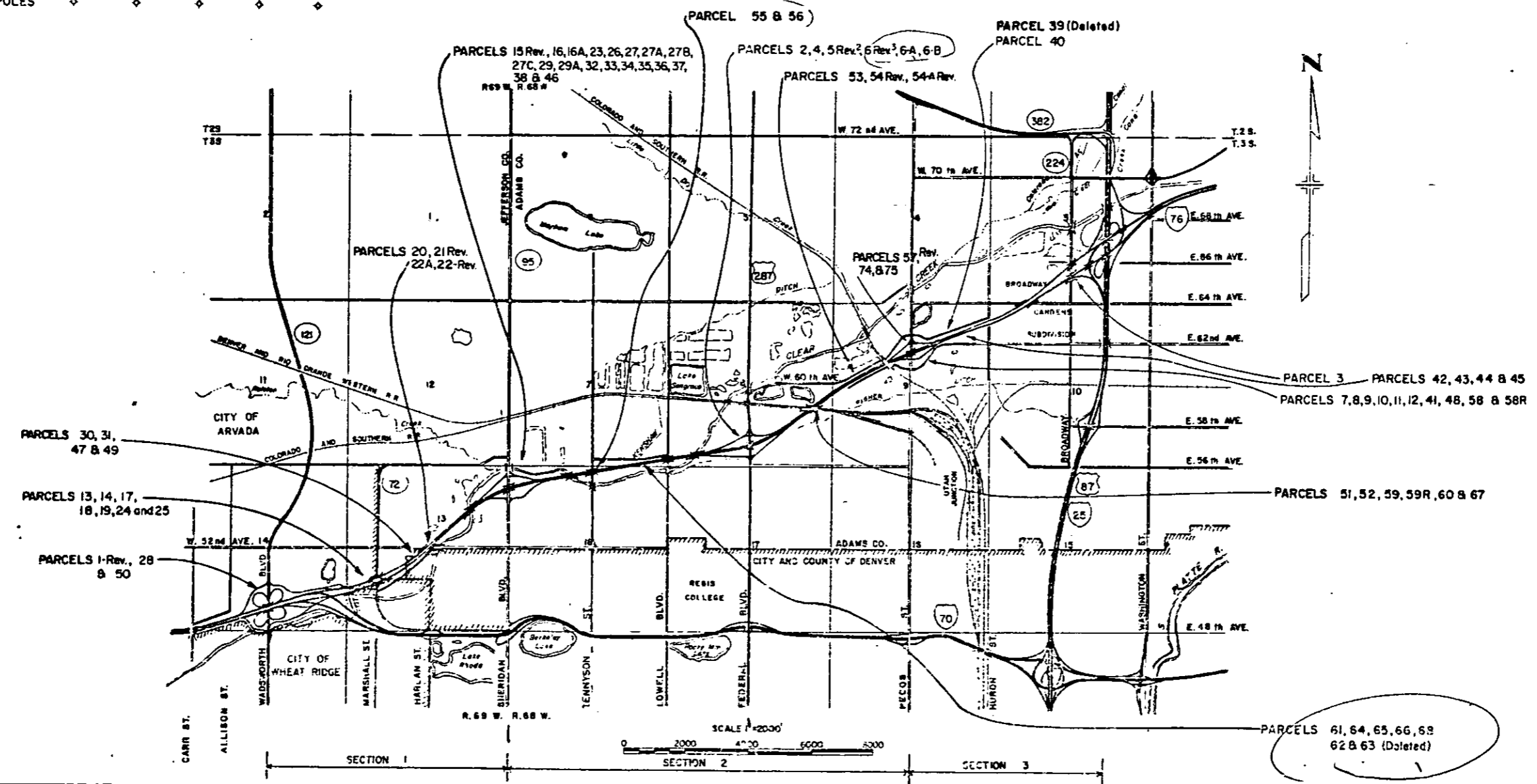
SHEET NO. 1 TITLE SHEET  
2-12 TABULATION OF PROPERTIES AND  
PLAN SHEETS SHOWING R.O.W. REQUIRED

INDEX OF SHEETS

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

REVISIONS		
4-11-73	Added Sheet 6 to Index	D.J.F.
5-31-73	Added 6-B and Revised 6 Rev.	V.R.
7-17-73	Revised Parcel 6 Rev 2	J.R.
8-21-73	Revised Index Of Sheets	V.R.
9-17-73	Revised Par 21, Deleted Par 21R	V.R.
4-30-74	Added Pars. 27,27A,27B,27C,28	K.C.
6-26-74	Revised Par. 22; Added Par 22A	K.C.
7-9-75	Rev Proj. No. Add Par 30,34,42,49	J.B.
12-8-75	Added Sheets 9 & 10 to Index	D.J.F.
3-15-76	Added Parcel 50	D.J.F.
4-29-76	Added Parcels 53, 54, 54A	J.B.
7-8-76	Rev Par 54, 54A; Added 55	J.B.
4-5-77	Added Parcel 57	D.J.F.
5-27-77	Added Parcel 58	D.J.F.
8-15-77	Rev. Par. 57	D.G.
8-24-77	Added Parcel 58	D.J.F.
11-30-78	Added Parcels 51, 52, 59, 59R	
	80, 61, 62, 63, 64, 65, 66, 67, 68	C.C.B.
2-8-79	Delete Par. 62 & 63	J.B.G.
12-20-79	Add Par. 58R	K.M.S.
7/10/81	Add 74 & 75	D.A.Z.
4-12-83	Add Section Limits	D.M.

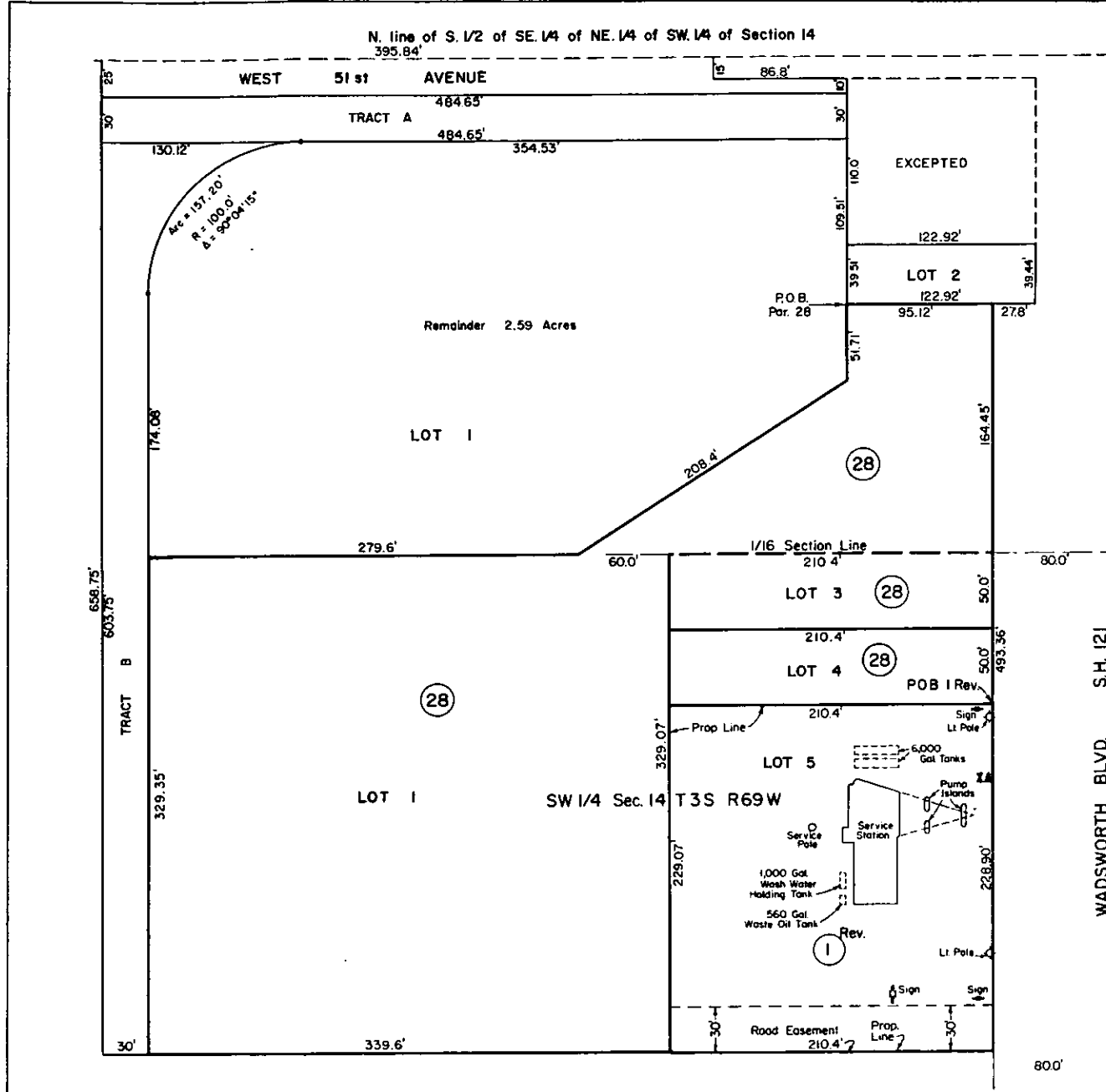
NOTE:  
THIS PROJECT HAS BEEN  
CALCULATED AND CHECKED  
BY FIELD FORCES.



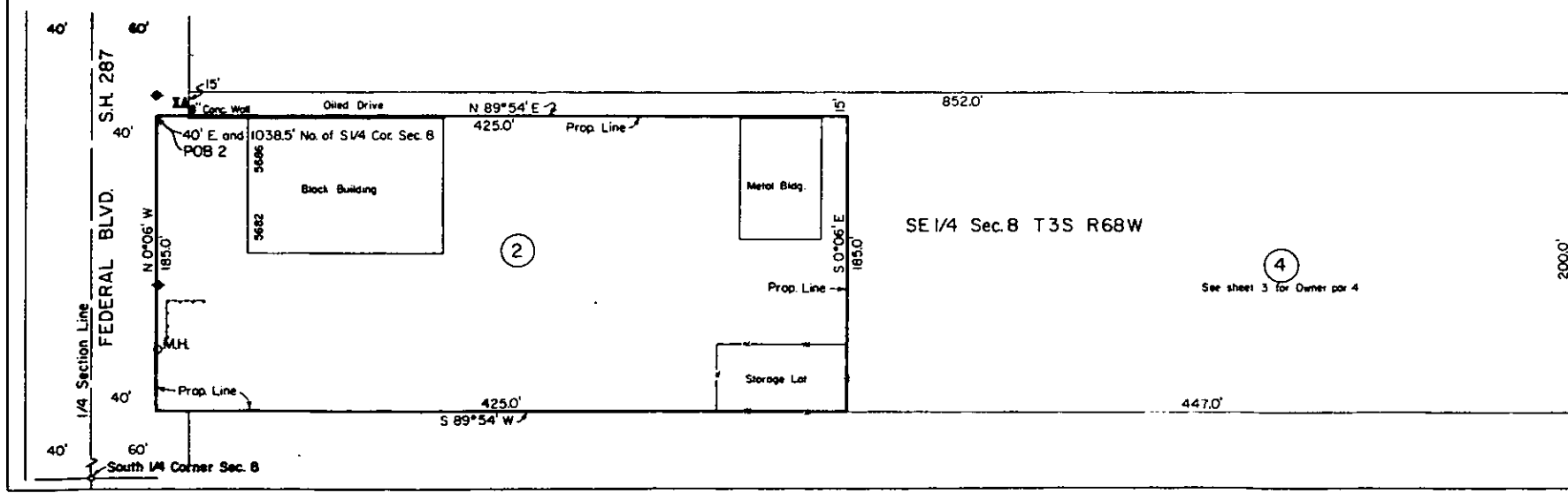
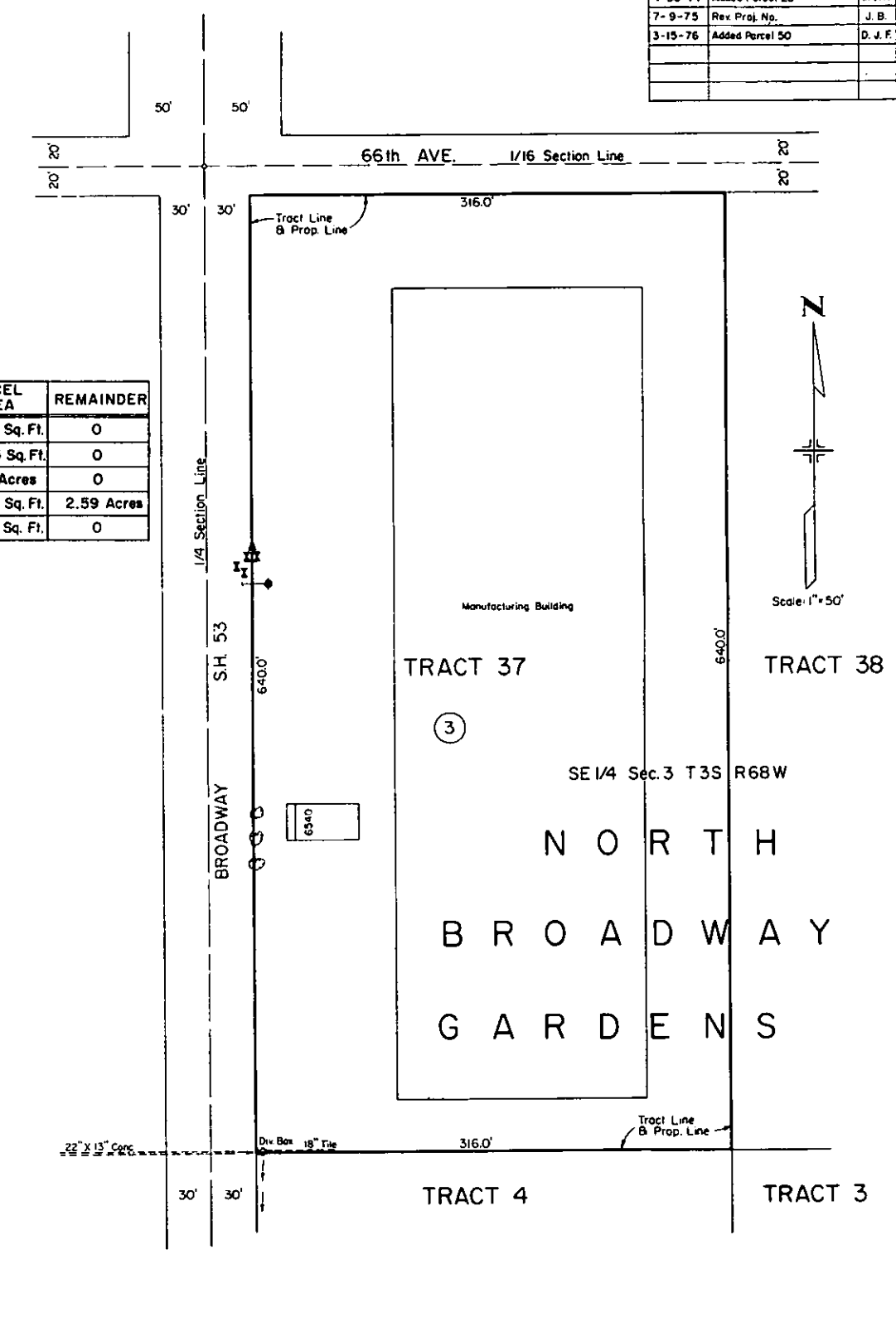
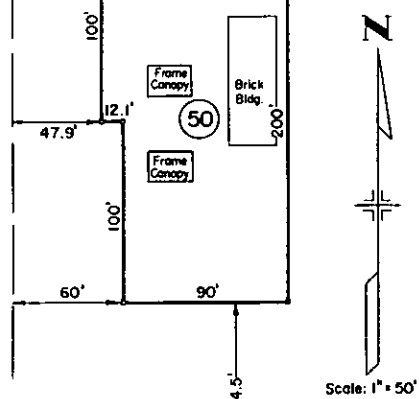
FEDERAL ROAD REGION NO	DIVISION	PROJ. NO	SHEET NO	TOTAL SHEETS
VIII	COLORADO	Q1 76-1(36)	2	

RIGHT OF WAY 176 EXTENSION  
Advance Right of Way

REVISIONS		
9-5-72	Revised Parcel 1	D.J.F.
4-11-73	Deleted Total Sheets Number	D.J.F.
4-30-74	Added Parcel 28	D.J.F.
7-9-75	Rev. Proj. No.	J.B.
3-15-76	Added Parcel 50	D.J.F.



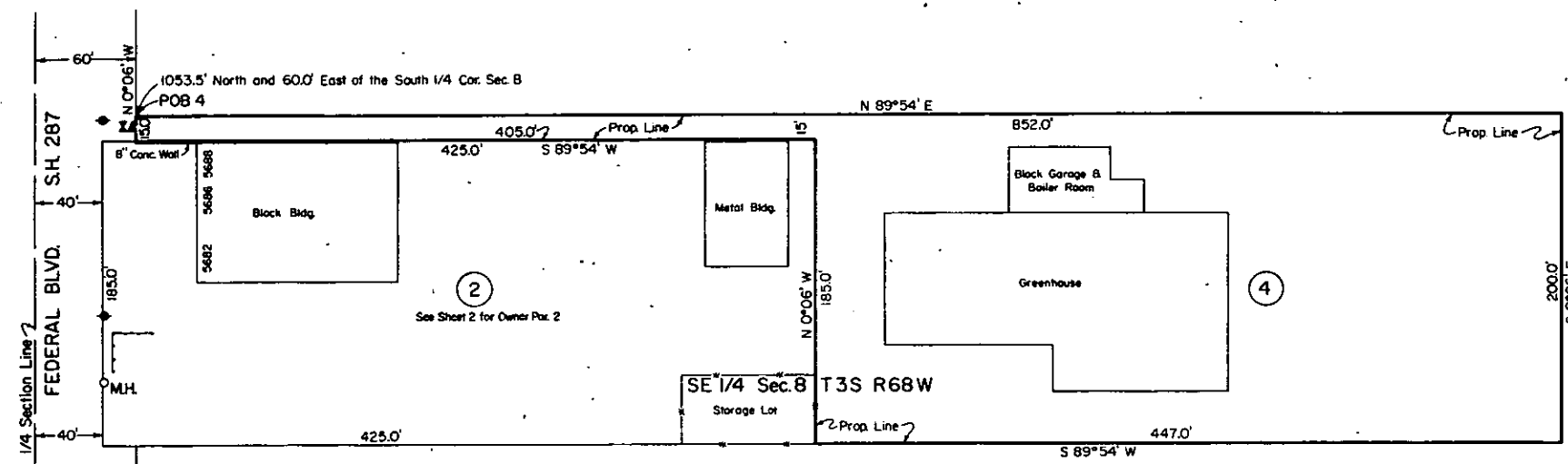
PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
1 Rev.	Reproco, Inc.	48,178 Sq. Ft.	0
2	Mor-Lore, Inc.	78,625 Sq. Ft.	0
3	Charles H. Hughes and Shirley J. Hughes	4.64 Acres	0
28	Saul N. Davidson	158,341 Sq. Ft.	2.59 Acres
50	1776 Investors, Inc., A Colorado Corporation	19,200 Sq. Ft.	0



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	01 76 -(136)	3	

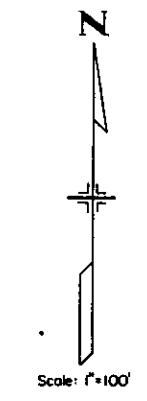
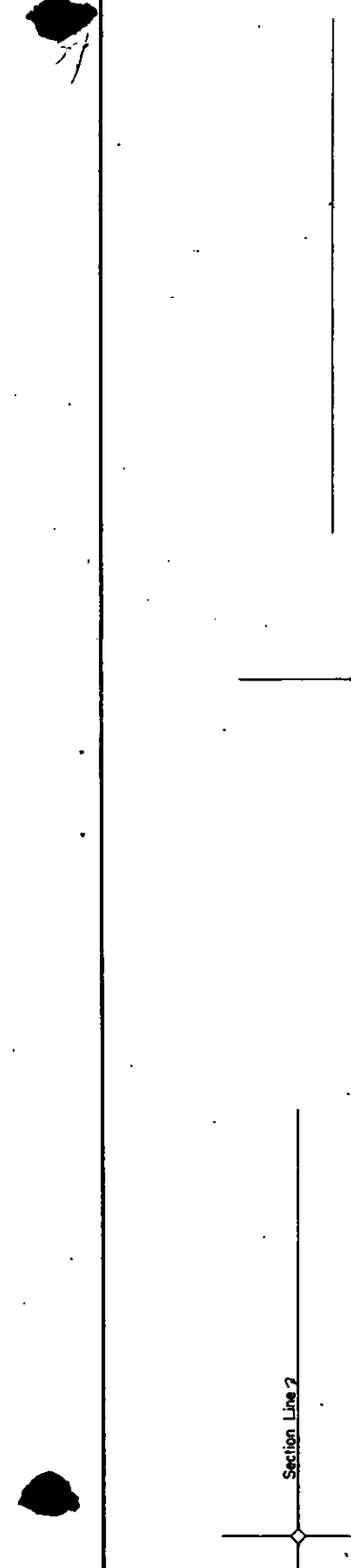
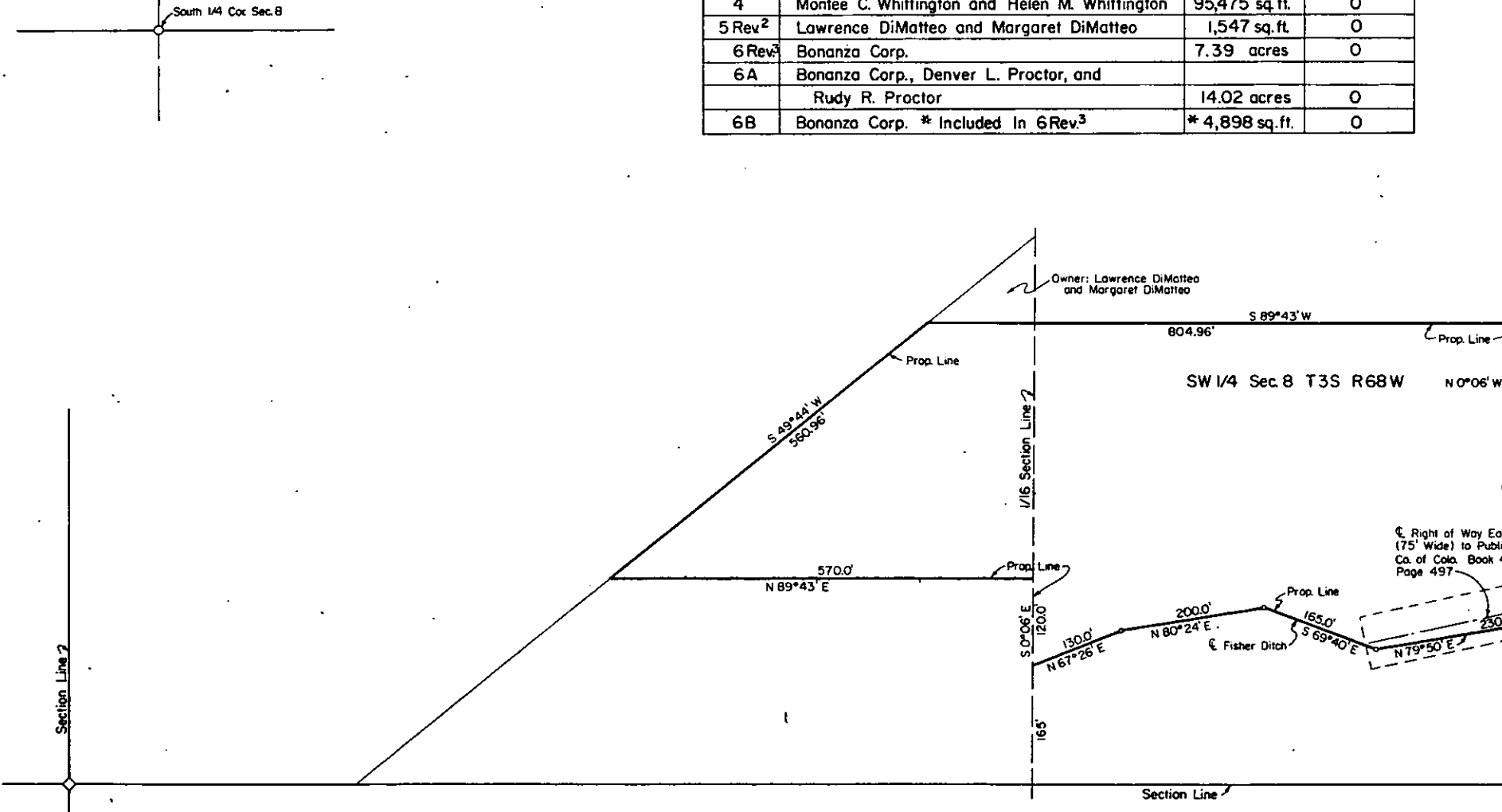
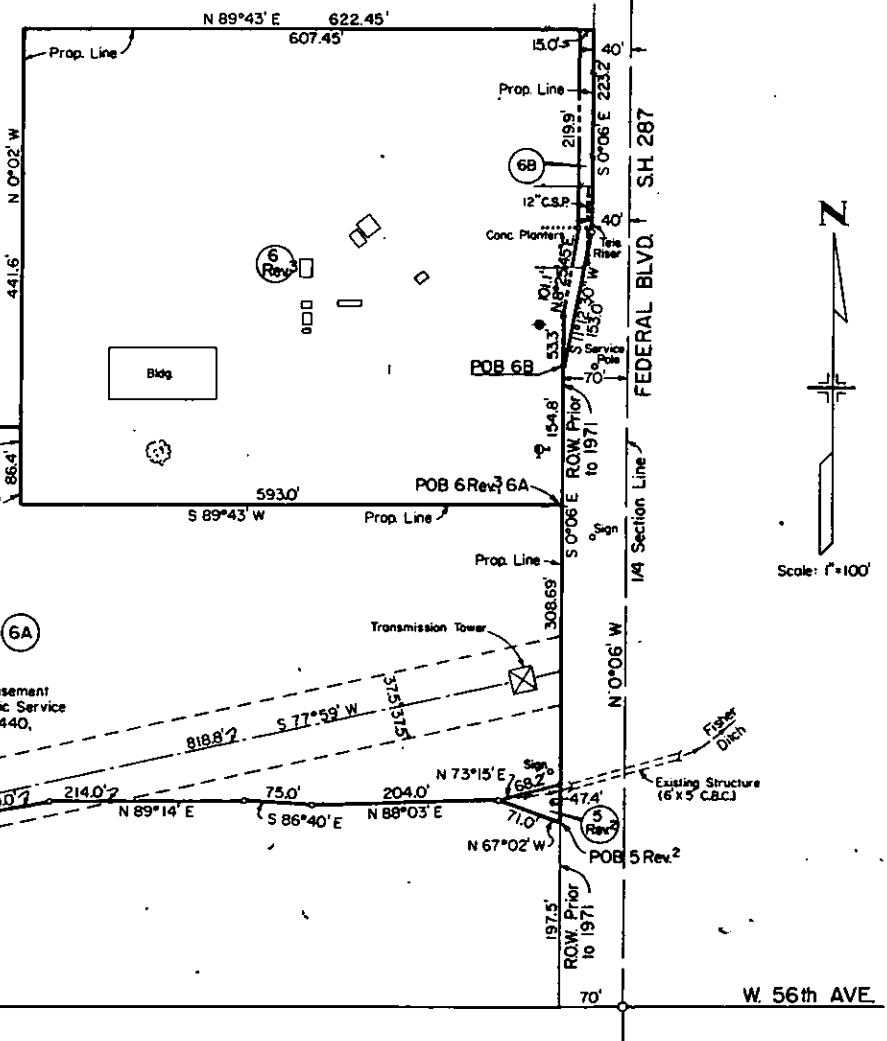
RIGHT OF WAY I 76 EXTENSION  
Advance Right of Way

REVISIONS		
12-9-71	Rev. Parcels 5 & 6	Dist 6
3-16-72	Rev. Parcel 5 Rev. to 5 Rev. <sup>2</sup> and 6A	Dist 6
3-16-72	New Owner - Parcel 6 Rev	Dist 6
4-11-73	Deleted Total Sheets Number	D.J.F.
5-31-73	Added 6B and Revised 6 Rev.	V.R.
7-17-73	Revised Parcel 6 Rev 2	V.R.
7-9-75	Rev. Proj. No.	J.B.



PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
4	Montee C. Whittington and Helen M. Whittington	95,475 sq. ft.	0
5 Rev. <sup>2</sup>	Lawrence DiMatteo and Margaret DiMatteo	1,547 sq. ft.	0
6 Rev. <sup>3</sup>	Bonanza Corp.	7.39 acres	0
6A	Bonanza Corp., Denver L. Proctor, and Rudy R. Proctor	14.02 acres	0
6B	Bonanza Corp. * Included in 6 Rev. <sup>3</sup>	* 4,898 sq. ft.	0

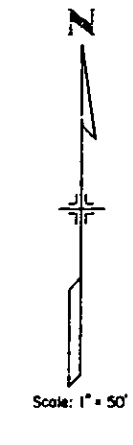
**NOTE**  
Parcel 6 Rev., described in Court Rule and Order, is Parcel 6 Rev.3 as shown on this plan. Parcel 6 Rev.3 includes Parcel 6B which was originally intended for Federal Boulevard widening.



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	01 76-1(136)	4	

RIGHT OF WAY I 76 EXTENSION  
Advance Right of Way

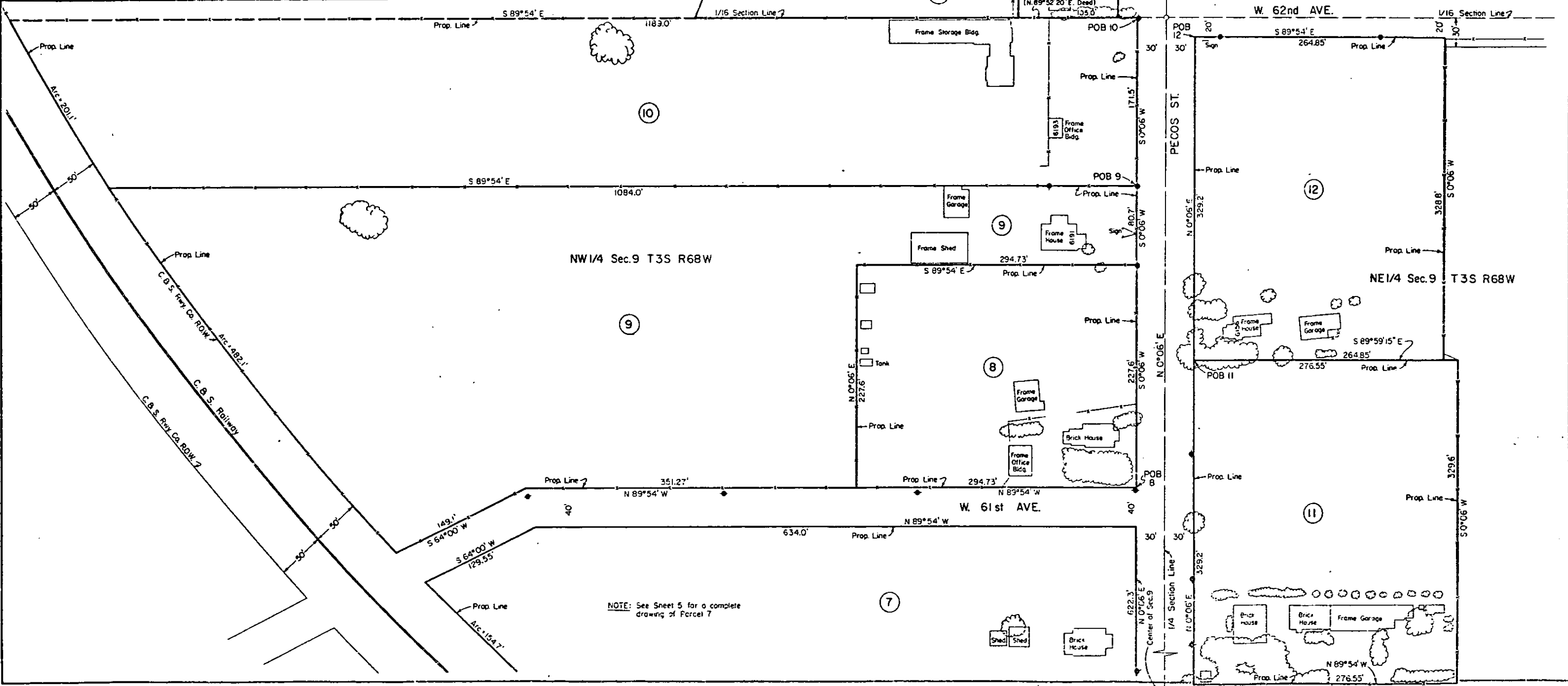
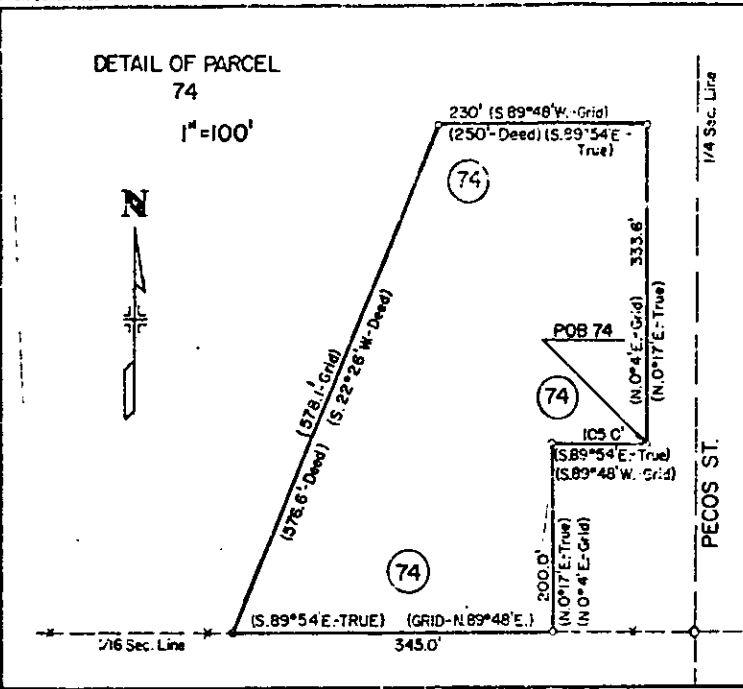
REVISIONS		
7-25-72	Corrected Note	D.J.F.
4-11-73	Deleted Total Sheets Number	D.J.F.
7-9-75	Rev. Proj. No.	J.P.
4-16-76	Change W. 60th to 61st Ave.	J.B.
4-5-77	Added Parcel 57	D.J.F.
6-15-77	Rev. Par 57	B.G.
7/10/81	Add 74, 875	DAZ.



PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
7	Clyde Laurita & Mary Laura Laurita	6.20 Acres	0
8	Harvey T. Stitt	67,081 sq. ft.	0
9	Gaylord Robert Droel & Mabel Lucille Droel	5.46 Acres	0
10	Albert York & Marian Thelma York	4.48 Acres	0
11	Tony Persichette & Adeline Persichette aka Adaline Persichette	91,095 sq. ft.	0
12	Josephine LaRusso aka Josephine Larusso	87,136 sq. ft.	0
57Rev	James V. Persichetti, Jr. & Joanne Marie Persichetti aka Joanne M. Persichetti	10,500 sq. ft.	0
74	Verna Persichetti, Kenneth E. Persichetti, Gary J. Persichetti, and James V. Persichetti, Ten. in Common	160,442 sq. ft.	0
75	James V. Persichetti, Jr. & Joanne M. Persichetti aka Joanne Marie Persichetti, Joint Tenants	10,500 sq. ft.	0

See Detail at Left for Parcel 74

PERSICHETTI PROPERTIES PLAT RECORDED IN PLAT FILE 13 AT MAP 164 ADAMS COUNTY RECORDS

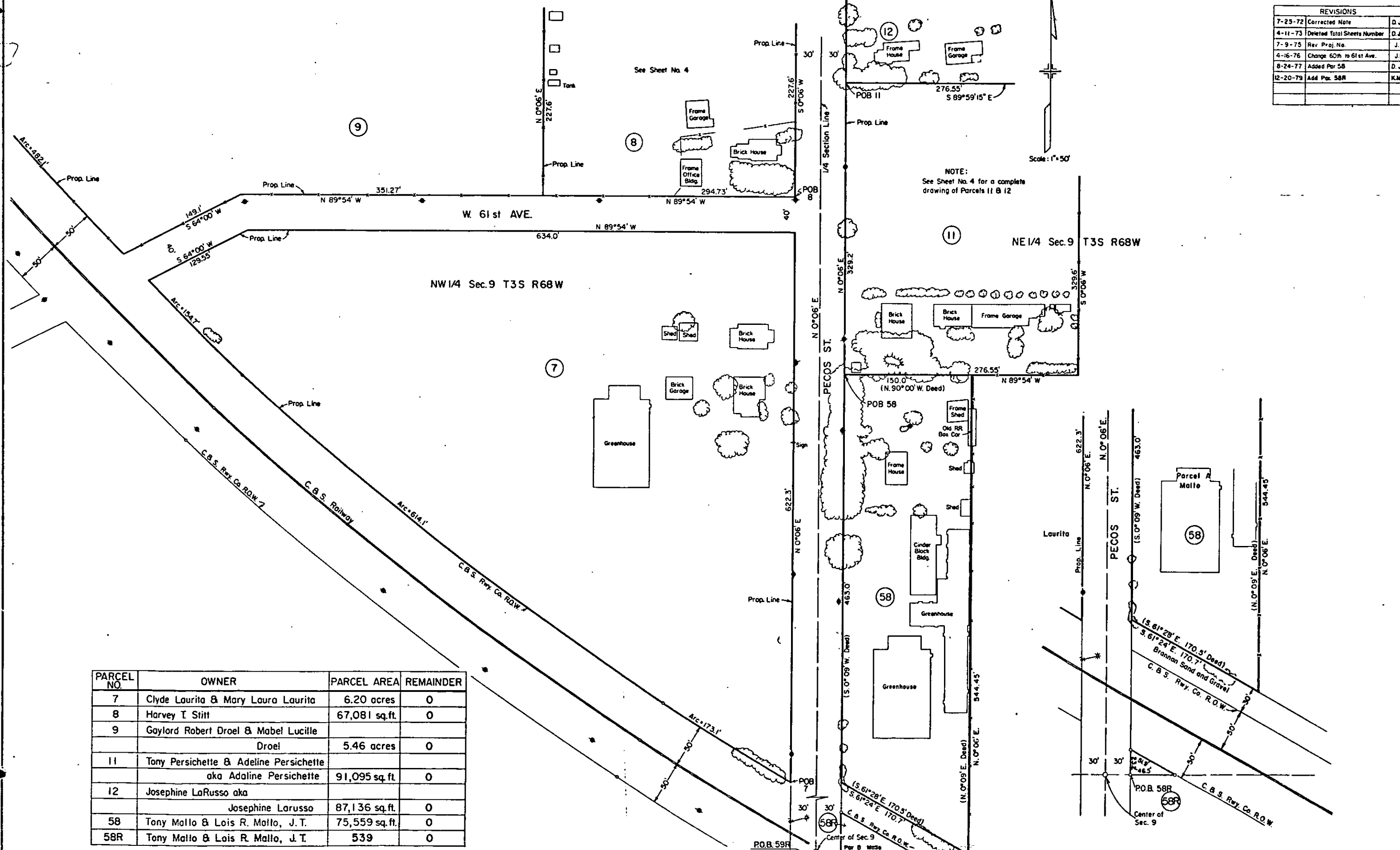


NOTE: See Sheet 5 for a complete drawing of Parcel 7

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	01 76 - (136)	5	

RIGHT OF WAY 1 76 EXTENSION  
 Advance Right of Way

REVISIONS		
7-23-72	Corrected Note	D.J.F.
4-11-73	Deleted Total Sheets Number	D.J.F.
7-9-75	Rev Proj. No.	J.B.
4-16-76	Change 60th to 61st Ave.	J.B.
8-24-77	Added Par 58	D.J.F.
12-20-79	Add Par 58R	K.M.S.



PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
7	Clyde Laurita & Mary Laura Laurita	6.20 acres	0
8	Harvey T. Stitt	67,081 sq.ft.	0
9	Gaylord Robert Droel & Mabel Lucille Droel	5.46 acres	0
11	Tony Persichette & Adeline Persichette aka Adaline Persichette	91,095 sq.ft.	0
12	Josephine LaRusso aka Josephine Larusso	87,136 sq.ft.	0
58	Tony Mallo & Lois R. Mallo, J.T.	75,559 sq.ft.	0
58R	Tony Mallo & Lois R. Mallo, J.T.	539	0

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	QT 76-1(36)	6	

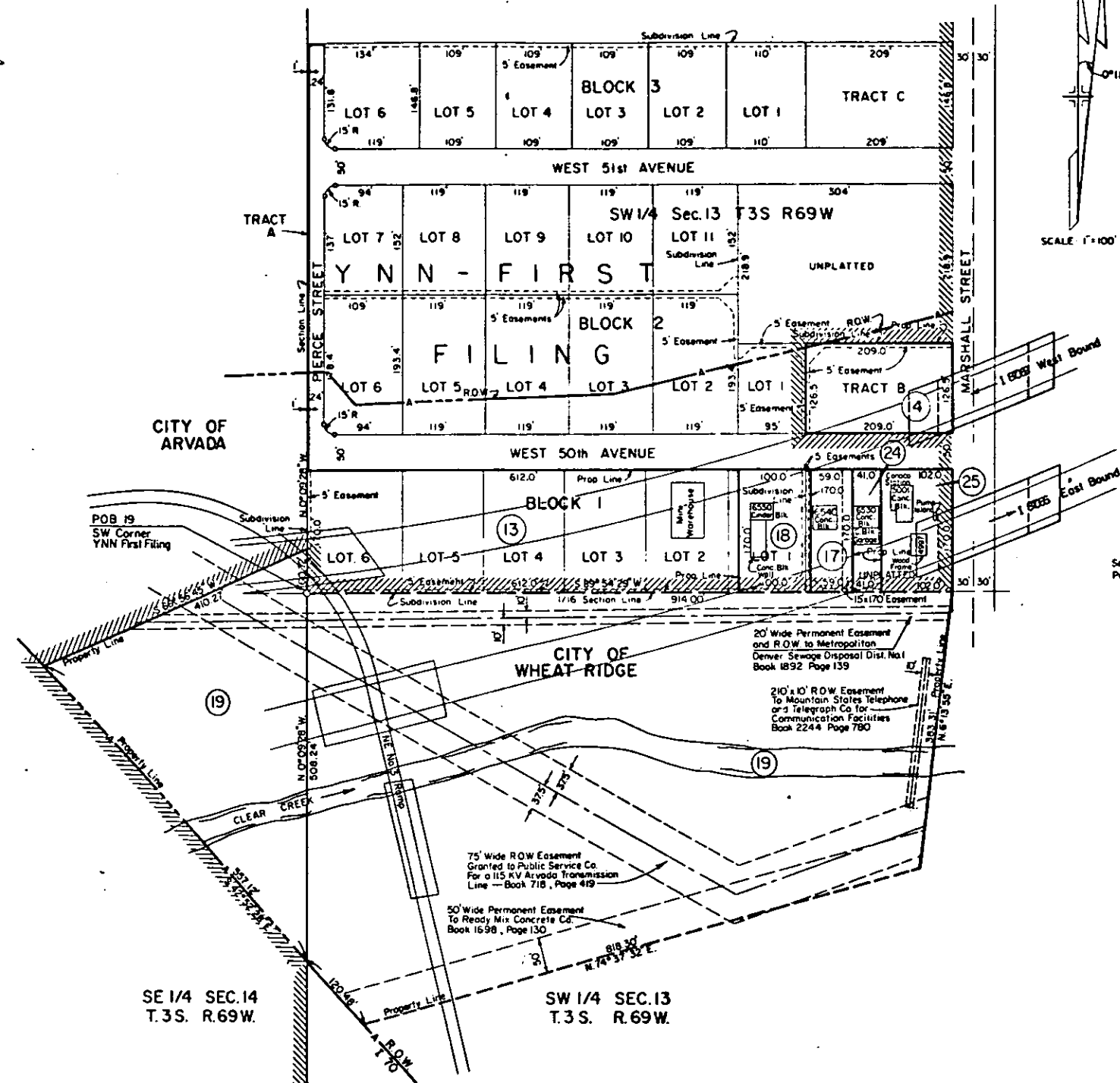
**RIGHT OF WAY I 76 EXTENSION**  
 Advance Right Of Way

REVISIONS		
4-11-73	New Sheet	D J F
6-21-73	Added 6-A, 8, 9, 23, 24, 25, 26	V.R.
4-30-74	Added Note for Sheet 6-A	D.J.E.
7-9-75	Rev Proj. No.	J.B.
11-30-78	Add NOTE	CDB
12-20-79	Correct North Arrows	K.M.S.

NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone.

SCALE: 1" = 100'

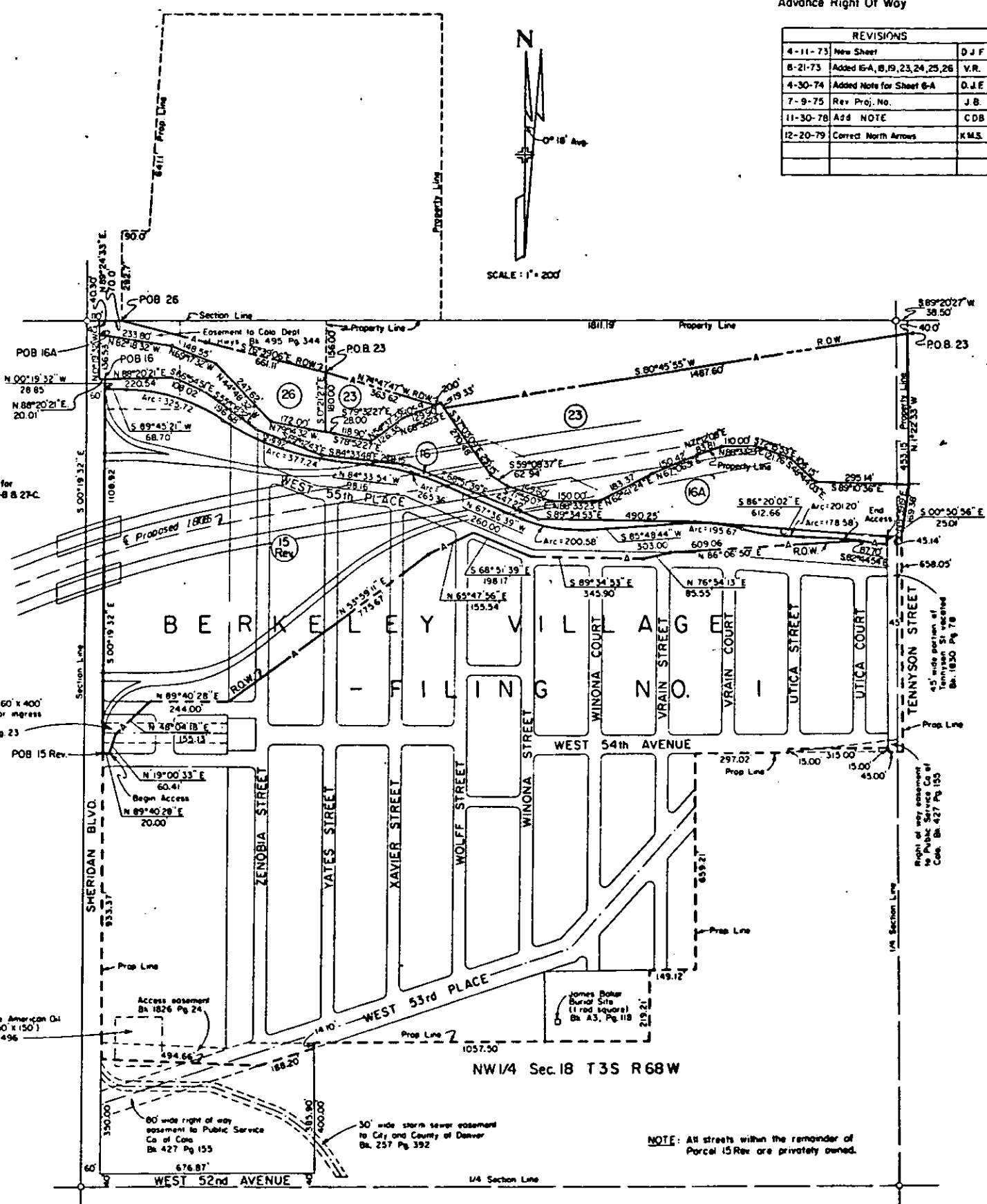
SCALE: 1" = 200'



NOTE: See Sheet No. 6-A for Parcels 27, 27-A, 27-B & 27-C.

Permanent 60' x 400' easement for ingress and egress Bk 1826 Pg 23

Lease to The American Oil Company (150' x 150') Bk 1221 Pg 496



NOTE: All streets within the remainder of Parcel 15 Rev are privately owned.

SE 1/4 SEC.14  
 T.3S. R.69W.

SW 1/4 SEC.13  
 T.3S. R.69W.

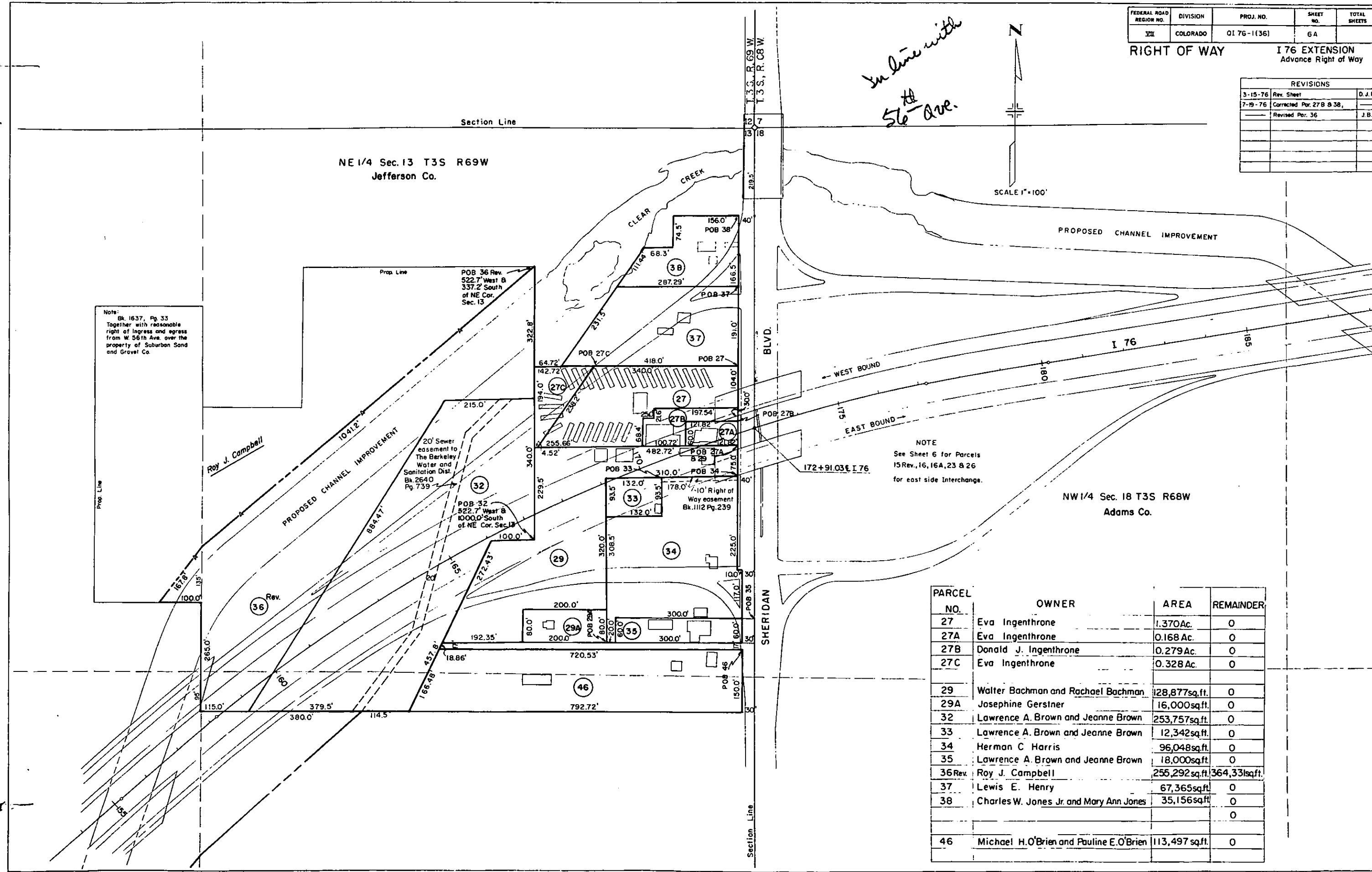
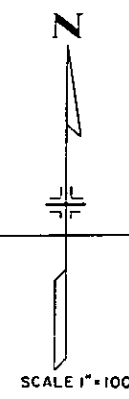
PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
13	Robert L. Williams and Ann K. Williams	104,040 sq.ft.	0
14	Robert L. Williams and Ann K. Williams	26,439 sq.ft.	0
15 Rev.	Berkeley Village, Inc.	18.83 acres	66.21 acres
16	Adams County	50,811 sq.ft.	0
17	Don's Electric	10,030 sq.ft.	0
18	Kealher Company	17,000 sq.ft.	0
19	E. G. Novotny and Etta B. Novotny	12.55 acres	0
23	Owens Bros. Concrete Co.	11.32 acres	6.95 acres
24	Bernard Anson and Helen Anson	6,970 sq.ft.	0
25	Iona H. Wallen	17,340 sq.ft.	0
26	Ruth Goralnik, George V. Goralnik, Gloria J. Rudden	68,054 sq.ft.	21.17 acres

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	Q1 76-1(36)	6A	

RIGHT OF WAY I 76 EXTENSION  
Advance Right of Way

REVISIONS		
3-15-76	Rev. Sheet	D.J.F.
7-19-76	Corrected Par. 27B & 38,	
	Revised Par. 36	J.B.

*In line with 56th Ave.*



Note:  
Bk. 1637, Pg. 33  
Together with reasonable  
right of ingress and egress  
from W. 56th Ave. over the  
property of Suburban Sand  
and Gravel Co.

NOTE  
See Sheet 6 for Parcels  
15 Rev., 16, 16A, 23 & 26  
for east side Interchange.

PARCEL NO.	OWNER	AREA	REMAINDER
27	Eva Ingenthron	1.370Ac.	0
27A	Eva Ingenthron	0.168 Ac.	0
27B	Donald J. Ingenthron	0.279 Ac.	0
27C	Eva Ingenthron	0.328 Ac.	0
29	Walter Bachman and Rachael Bachman	128,877sq.ft.	0
29A	Josephine Gerstner	16,000sq.ft.	0
32	Lawrence A. Brown and Jeanne Brown	253,757sq.ft.	0
33	Lawrence A. Brown and Jeanne Brown	12,342sq.ft.	0
34	Herman C Harris	96,048sq.ft.	0
35	Lawrence A. Brown and Jeanne Brown	18,000sq.ft.	0
36 Rev.	Roy J. Campbell	255,292 sq.ft.	364,331sq.ft.
37	Lewis E. Henry	67,365sq.ft.	0
38	Charles W. Jones Jr. and Mary Ann Jones	35,156sq.ft.	0
			0
46	Michael H.O'Brien and Pauline E.O'Brien	113,497 sq.ft.	0

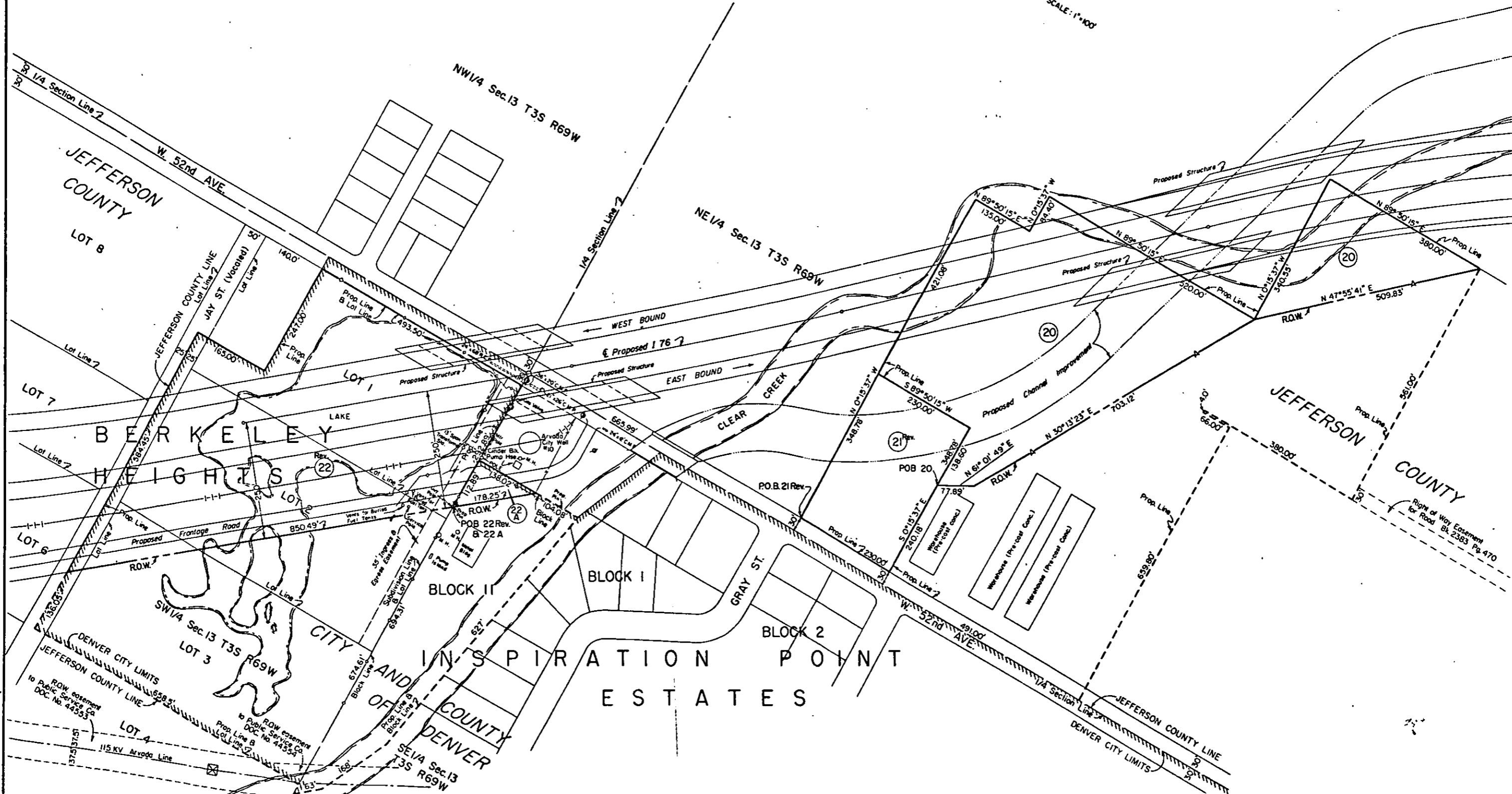
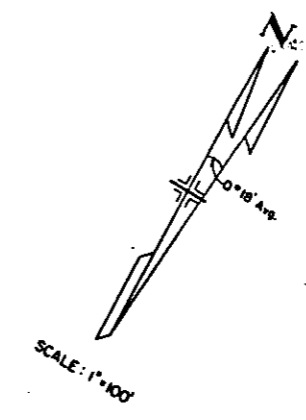
PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
20	Carl B. Runyan	7.36 acres	9.23 acres
21Rev.	Gilbert W. Barringer and Eva May Barringer	80,219 Sq.Ft.	0
21R	Deleted		
22Rev.	C A Corporation	329,432 Sq.Ft. Berkeley Heights	6.13 acres Berkeley Heights
22A	Louis Ludvik and Virginia Ludvik	7,790 sq.ft. Inspiration Point Estates	2.73 acres

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	01 76-1(136)	7	

RIGHT OF WAY I 76 EXTENSION  
 Advance Right of Way

REVISIONS		
8-21-73	Added New Sheet	V.R.
9-17-73	Revised Par. 21, Deleted Par. 21R	V.R.
6-26-74	Revised Par. 22, Added 22A	K.C.
7-29-74	Added Topography	K.C.
7-9-75	Rev. Proj. No.	J.B.
11-30-78	Added NOTE	CDB
12-20-79	Correct North Arrow	K.M.S.

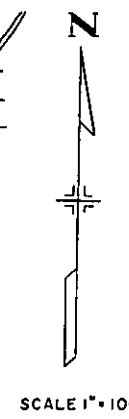
NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone.



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	Q176-1(36)	8	

RIGHT OF WAY I 76 EXTENSION  
Advance Right of Way

REVISIONS		
7-9-75	New Sheet	J.B.
6-25-76	Revised Par. 47	J.B.



PARCEL NO.	OWNER	AREA SQ. FT.	REMAINDER
30	Salvatore T. Spano and Jennie Spano	178,174	136,648
31	Clyde Spano and Mary Spano	106,522	200,680
47 Rev.	AMCOR, Inc.	281,847	275,425
49	Agnes M. Amato	43,515	0

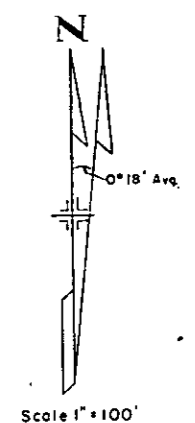
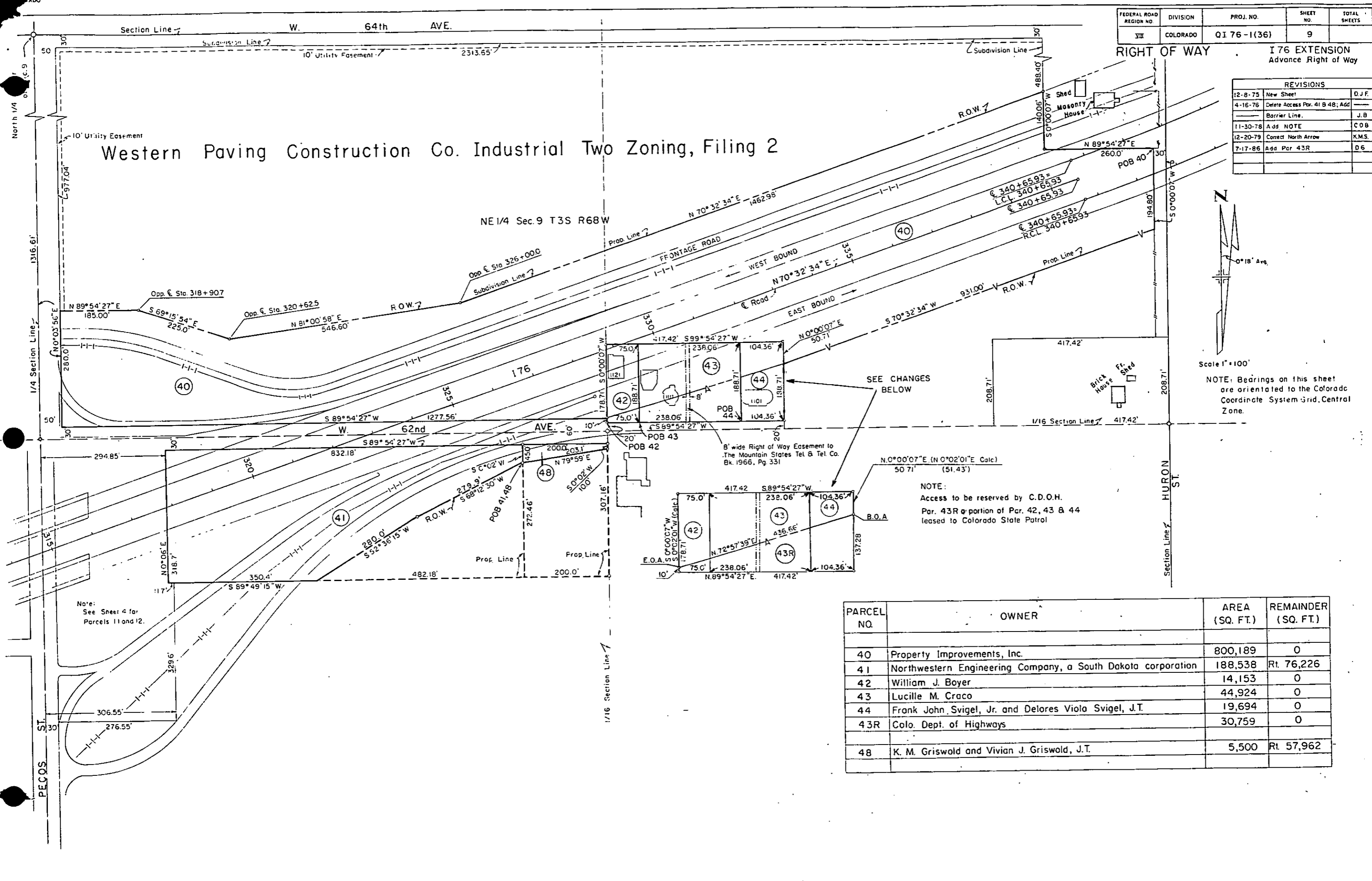
20' wide permanent easement to Wheat Ridge Sanitation District Bk. 1890 Page 104

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	Q176-1(36)	9	

RIGHT OF WAY I76 EXTENSION  
Advance Right of Way

REVISIONS		
12-8-75	New Sheet	D.J.F.
4-16-76	Delete Access Par. 41 B 48; Add	
	Barrier Line.	J.B.
11-30-78	Add NOTE	C.O.B.
12-20-79	Correct North Arrow	K.M.S.
7-17-86	Add Par 43R	D.G.

# Western Paving Construction Co. Industrial Two Zoning, Filing 2



NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone.

SEE CHANGES BELOW

NOTE:  
Access to be reserved by C.D.O.H.  
Par. 43R a portion of Par. 42, 43 & 44 leased to Colorado State Patrol

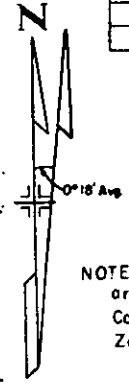
PARCEL NO.	OWNER	AREA (SQ. FT.)	REMAINDER (SQ. FT.)
40	Property Improvements, Inc.	800,189	0
41	Northwestern Engineering Company, a South Dakota corporation	188,538	Rt. 76,226
42	William J. Boyer	14,153	0
43	Lucille M. Craco	44,924	0
44	Frank John Svigel, Jr. and Delores Viola Svigel, J.T.	19,694	0
43R	Colo. Dept. of Highways	30,759	0
48	K. M. Griswold and Vivian J. Griswold, J.T.	5,500	Rt. 57,962

Note:  
See Sheet 4 for  
Parcels 11 and 12.

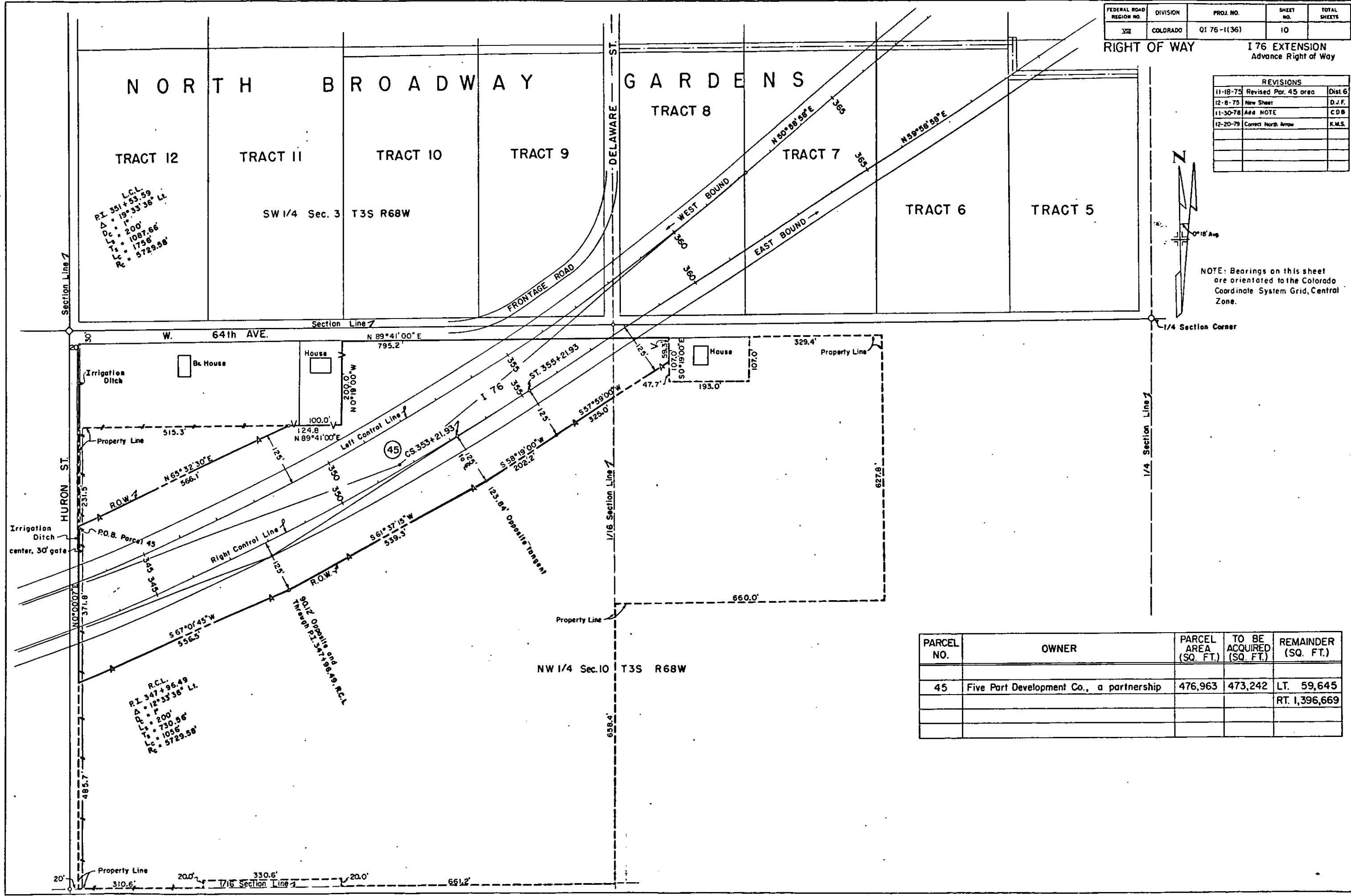
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	Q1 76-1(36)	10	

RIGHT OF WAY I 76 EXTENSION  
 Advance Right of Way

REVISIONS		
11-18-75	Revised Par. 45 area	Dist 6
12-8-75	New Sheet	D.J.F.
11-30-76	Add NOTE	C.D.B.
12-20-79	Correct North Arrow	K.M.S.



NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone.



L.C.L.  
 P.I. 351+53.59  
 $\Delta = 19^{\circ}33'36''$  Lt.  
 Lc = 200'  
 Ls = 1087.66'  
 Lc = 1756'  
 Rc = 5729.58'

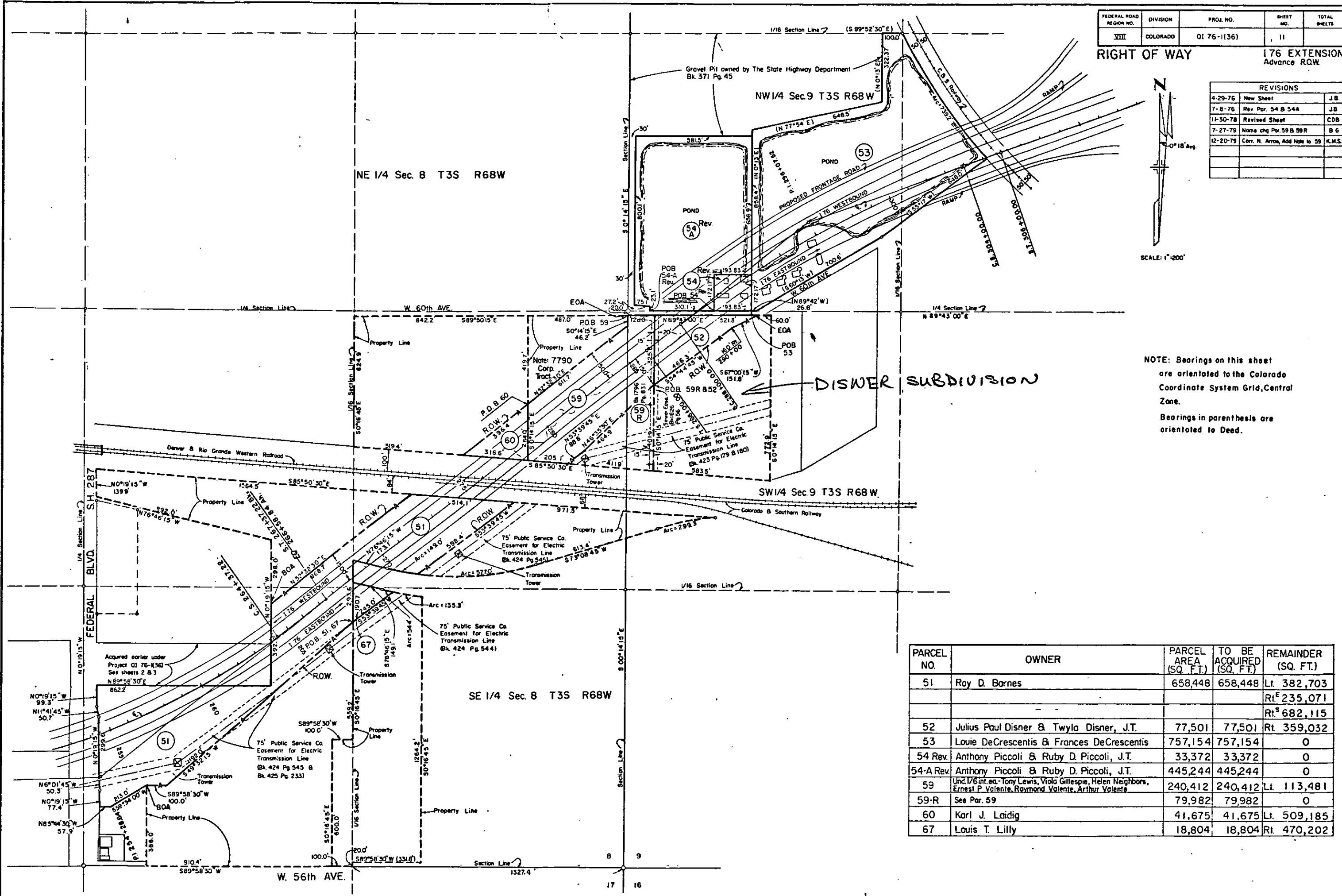
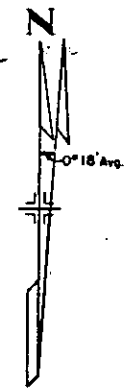
R.C.L.  
 P.I. 347+96.49  
 $\Delta = 12^{\circ}33'38''$  Lt.  
 Lc = 200'  
 Ls = 730.96'  
 Lc = 1056'  
 Rc = 5729.58'

PARCEL NO.	OWNER	PARCEL AREA (SQ. FT.)	TO BE ACQUIRED (SQ. FT.)	REMAINDER (SQ. FT.)
45	Five Part Development Co., a partnership	476,963	473,242	LT. 59,645
				RT. 1,396,669

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	01 76-1(36)	11	

RIGHT OF WAY 176 EXTENSION Advance R.O.W.

REVISIONS		
4-29-76	New Sheet	J.B.
7-8-76	Rev. Par. 54 B 54A	J.B.
11-30-78	Revised Sheet	CDB
7-27-79	Name chg Par. 59 B 59 R	B.G.
12-20-79	Corr. N. Arrow, Add Note to 59	K.M.S.



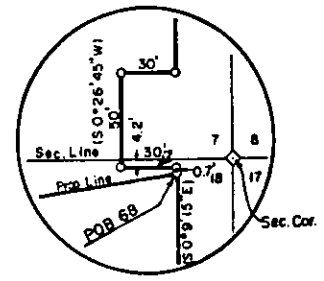
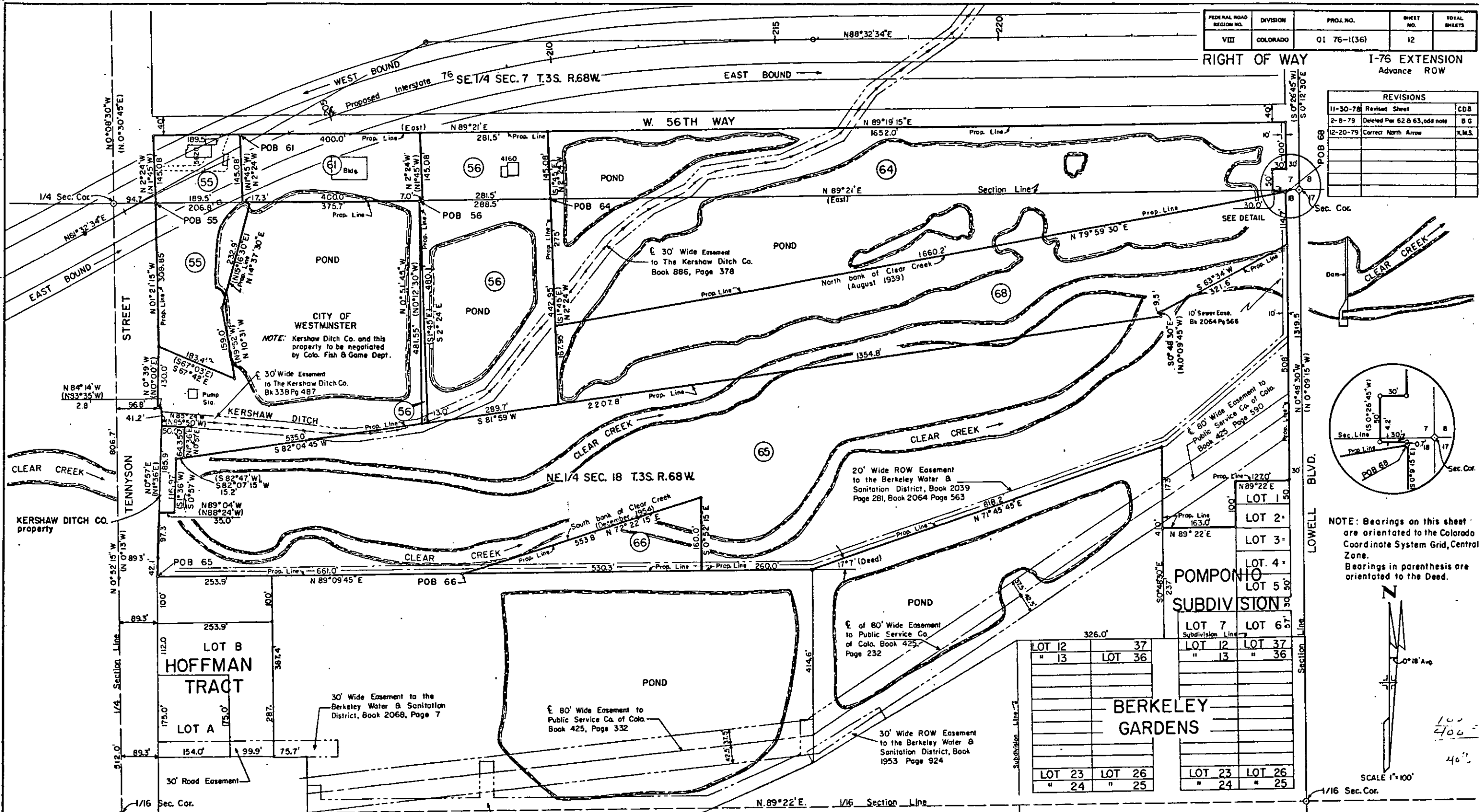
NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone.  
Bearings in parenthesis are orientated to Deed.

PARCEL NO.	OWNER	PARCEL AREA (SQ. FT.)	TO BE ACQUIRED (SQ. FT.)	REMAINDER (SQ. FT.)
51	Roy D. Barnes	658,448	658,448	Lt. 382,703 Rt. 235,071
52	Julius Paul Disner & Twyla Disner, J.T.	77,501	77,501	Rt. 359,032
53	Louie DeCrescentis & Frances DeCrescentis	757,154	757,154	0
54 Rev.	Anthony Piccoli & Ruby D. Piccoli, J.T.	33,372	33,372	0
54-A Rev.	Anthony Piccoli & Ruby D. Piccoli, J.T.	445,244	445,244	0
59	Undivided Int. ea. Tony Lewis, Viola Gillespie, Helen Neighbors, Ernest P. Valente, Raymond Valente, Arthur Valente	240,412	240,412	Lt. 113,481
59-R	See Par. 59	79,982	79,982	0
60	Karl J. Laidig	41,675	41,675	Lt. 509,185
67	Louis T. Lilly	18,804	18,804	Rt. 470,202

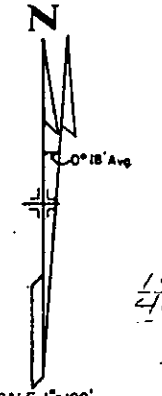
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	01 76-1(36)	12	

RIGHT OF WAY I-76 EXTENSION  
Advance ROW

REVISIONS		
11-30-78	Revised Sheet	CDB
2-8-79	Deleted Par 62 & 63, add note	B G
12-20-79	Correct North Arrow	K.M.S.



NOTE: Bearings on this sheet are orientated to the Colorado Coordinate System Grid, Central Zone. Bearings in parenthesis are orientated to the Deed.



PARCEL NO.	OWNER	PARCEL AREA	REMAINDER	PARCEL NO.	OWNER	PARCEL AREA	REMAINDER
55	George E. Sheets and Ruby L. Sheets, J.T.	85,080sqft.	0	65	Roxie Pomponio; Fry & Co., a co-partnership; Felix Leonard Pomponio; Rose Marie Pomponio; Yolanda Pomponio	870,527sqft.	0
56	Denver Dumb Friends League	177,015sqft.	0	66	Fry & Co., a co-partnership; Felix Leonard Pomponio; Rose Marie Pomponio; Yolanda Pomponio	42,424sqft.	0
61	Anthony F. Fanganello	58,005sqft.	0	68	Unknown	305,712 sqft.	0
62	Deleted	—	—				
63	Deleted	—	—				
64	Roxy Pomponio aka Roxie Pomponio; Clyde Pomponio; Fry & Co., a co-partnership; Felix Leonard Pomponio; Rose Marie Pomponio; Yolanda Pomponio	468,625sqft.	0				